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Hill & Stout.

Plans have been filed with Building Superintendent Murphy for a six story apartment house to be built for the Rutland Realty Company, of which Samuel A. De Waltoff is president, on Riverside Drive, 600 feet south of 127th street. It is to be 75 feet front and 75 feet deep, with a façade of brick with trimmings of limestone and terra cotta, and will cost \$100,000. L. A. Goldstone is the architect.

placed with it.

## THE REAL ESTATE MARKET.

Continued from Twelfth Page.

- night for Adolph Cypress No. 1663 y Seventh Street —M. Harold orf has bought for Adolph Cypress a Fast Seventy-seventh street, a five enement with stores, on lot 23x100. STREET —M. Harold Hochdorf has a for Samuel Greenwald No. 752 East street, a five story tenement with on lot 23x197.
- on lot 22x97.
  STREET Joseph Schenkein and
  Martinowitz have bought the four
  uilding at No. 363 East Eighth street,
  5x87, for improvement.
- on lot 25x87. for improvement.

  NITH STREET. Mrs. Ida R. Bernstein has sold to Mandel & Alderman No. 226 East Ninth street, a four story tenement, on lot

- Ninth street, a four story tenement, on lot 20x15x21x75.

  VENUE B.—M. Morgenthau, Jr., & Co. have sold for Louis Reinier the northeast corner of Avenue B and Sixth street, a four story tenement, with stores, on lot 20.2x93.

  RROOME STREET.—Abram Bachrach has bought No. 37 Broome street, a five story double tenement, on lot 25x100.

  ORSYTH STREET.—B. Chenken has sold for Isaac Leipzig to Lowenfeld & Prager No. 17 Forsyth street, five story front and rear tenements, on lot 25x100.

  MADISON AVENUE.—Schmeidler & Bachrach have sold to Ernestine G. Krause No. 1584 Madison avenue, five-story tenement with stores, on lot 25x100.

  NINTH STREET.—Siris & Malzman have bought No. 733 East Ninth street, a six story tenement, on lot 25x100.

  NINTH STREET.—Samuel Goldenberg has sold No. 218 East Ninth street, a four story tenement, on lot 21x75, to Jacob Rosin. Mr. Rosin gives in exchange the northeast corner of Bushwick avenue and Meserole street, Brooklyn.

  MADISON AVENUE.—Male & Heeth have sold Nos. 1515 and 1517 Madison avenue, two five story flats, on plot 54x70, to a Mr. Weisenberger.

  MADISON AVENUE.—A. Kassel has bought
- five story flats, on plot 54x70, to a Mr. Weisenberger.

  MADISON AVENUE.—A. Kassel has bought back from Rosenberg, Aron & Fish the three five story flats at No. 1244 to 1248 Madison avenue, on plot 60x87.

  LENOX AVENUE.—Julie B. Brettel has sold No. 517 Lenox avenue, a three story dwelling, on lot 16.8x100.

  EIGHTY-FIRST STREET.—O'Reilly & Dahn have sold for Peritz Wolff to a Mr. Faber No. 405 East Eighty-first street, a five story tenement, with stores, on lot 25x102.2.

  MADISON AVENUE—A Donner has sold to H. Cavin and L. Horowitz the two five story flats at Nos. 1678 and 1680 Madison avenue, on plot 40x50.

  NINETY-NINTH STREET.—Solomon Kroll has sold to Green & Muller the five story tenement at No. 155 East Ninety-ninth street, on lot 25x100.11.

  SINTH AVENUE.—The Schwab Realty Company has bought the five story flat, with stores, at No. 236 Ninth avenue, on lot 25x100.

  FORTY-SEVENTH STREET.—Moses Kinzler
- pany has Sought the first stores, at No. 236 Ninth avenue, on lot 25x100.

  FORTY-SEVENTH STREET.—Moses Kinzler and Blakeslee Barnes have bought Nos. 525 and 527 West Forty-seventh street, old buildings, on plot 50x100.5.

  THIRD AVENUE.—Rothschild Bros. have bought No. 1753 Third avenue, a five story tenement, with stores, on lot 25x00.

  10 ST STREET.—Rothschild Bros. have bought No. 178 East 101st street, a five story flat, on lot 25x100.11

  FORTY-FIGHTH STREET.—Joseph L. Buttenweiser has sold to William Wetstein the five story flat at No. 140 East Forty-eighth street, on plot 38x100.5.

  FORTY-NINTH STREET.—Leopold W. Harburger has bought from Glaser Bros. the five story tenement at No. 340 East Forty-ninth street, on lot 25x100.5.

  EIGHTY-THIRD STREET.—John C. Mayforth has sold to Louise Frankenthaler No. 527 East Eighty-third street, a five story flat, on lot 25x102.2.

  AVENUE C.—Isaac Male & Sons have sold
- No. 527 East Eighty-third street, a five story flat, on lot 25x102.2.

  AVENUE C.—Isaac Male & Sons have sold Nos. 117 and 119 Avenue C. a six story tenement, on plot 38,6x83, to Barnet Menkes.

  THIRTEENTH STREET.—Rosetta Billia has sold No. 533 East Thirteenth street, a five story tenement, on lot 25x103.3, to Max Wachsman, who has resold the property to Well & Mayel.
- story tenement, on the story tenement, on the story tenement, or to well & Mayer.

  SECOND STREET.—Goldblatt & Schoenfeld have sold to Friedman & Messe No. 246 East Second street, a six story tenement, on lot 24.9x106.

  JONES STREET.—Isaac Meister has sold to the Emanual Realty Company No. 11 Jones street, a five story tenement, on lot 23x106. broome STREET.—B. Klingenstein has sold to Miller & Podolsky the five story tenement at No. 103 Broome street, on lot
- ELORIDGE STREET.—Lauretta H. Harding has sold to Harry Fischel No. 18 Eldridge street, front and rear buildings, on lot 25,1887.8.

  16XIH STREET.—Henry M. & Joel H. Ribeth have sold for S. Brenner, the five story tenement, at No. 662 East 148th street, on lot 25x100.

have sold for S. Brenner, the live story lenement, at No. 662 East 148th street, en lot 25x100.

17TH STREET.—The Mount Hope Methodist Episcopal Church, located on Tremont avenue, just west of the Grand Boulevard and Concourse, has bought from George Brown the plot 40x100 on the north side of 177th street, 129 feet west of the Concourse and adjoining the church on the west. The church will be enlarged.

10REST AVENUE.—Joseph Steinberg as attorney has bought the three story brick building, on lot 25x93,3, at the northeast corner of Forest avenue and 161st street.

188TH STREET.—S. Jacobs & Son have sold Nos. 850 and 852 East 138th street, a six story flat, on plot 50x100, to Saul Ellmer.

186ONX—William Kelleher has sold for Alice Brady to Mrs. Walsh, two lots on Harrison avenue, near Cornell avenue: also three lots on 176th street near Westchester avenue to several buyers, for Martin Bariffi; also four lots on 173d street and two on 176th street, near Westchester avenue, for clients, to N. Chambers: also a lot on McGraw avenue, near Cottage Grove avenue, for Thomas McCarthy to Alice Lynch.

18. ANN'S AVENUE.—Charles Gahren has sold for Kantor & Cooper the northwest corner of St. Ann's avenue and 139th street, a five story double flat, with stores, on lot 25x100.

25x100.

TRYON AVENUE,—Rose F. Hamill has bought from Anthony McOwen the northeast corner of Tryon avenue and Reservoir Oval, a plot 80x78x irregular, BRONX.—A. Shatzkin & Sons have sold to A. M. Span a plot 75x100 on the west side of Beech avenue, 125 feet north of Elm street; also to J. Parmo, a plot 50x100 on the west side of Reech avenue, 200 feet north of Elm street; also to J. Parmo, a plot 50x100 on the west side of Beech avenue, 200 feet north of Elm street; to A. Mr. Porter, a lot 25x100 on the west side of Ash avenue, north of Elm street; to D. Pizzutiella, a plot 100 x100 on the north side of Magenta street east of White Plains road; to Levin Brothers, the southeast corner of Cedar avenue and Bartholdi street, 25x100.

37TH STREET.—R. I. Brown's Sons, in conjunction with Marvin D. Stokem, have sold for Charles E. Utley and William F. Angus, the southeast corner of 237th street and Catherine street and the southwest corner of 237th street and Mathilda street.

## Miscellaneous.

William H. Browning has leased to James, Silo for a term of years the northwest corner of Fifth avenue and Forty-fifth street.

a plot 25.5x155x00.5x irregular. The plot is now covered with old buildings. These will be term down and replaced with a six story building which Mr. Silo will use for his art sallery and auction room! which Mr. Silo will use for his art and auction room. 
igneron is the buyer of No. 39 East histreet, a stable, on lot 25x92. He are leven story loft building. 
k C. Hurry and J. C. Davis have the northeast corner of Greenwich landt streets, a four story brownighting, plot 85x40. The Bedford the owner. Frank Melville, Jr., is gur to Dr. Percy Frieden. Hy-eighth street. Sheldon & Becker have leased for a client

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JOHN L. PARISH, Auctioneer. Sisters of Charity Tract

VALUABLE Bronx Lots Eastern Boulevard, Hollywood Ave.

Opposite the Country Club, Near Petham Bay Park, THE GARDEN SPOT OF THE BRONX,

TUESDAY, MAY 22, 1906, AT NOON, at the Exchange Salesroom, 14 and 16 Vesey St., New York.

Subway to Pelham Park Via Westchester Ave.

was approved by the Rapid Transit Board at its meeting, May 3. Wat pur/ Avenue, running through this property, is the extension of Westchester Avenue.

Any Westchester troiley car from Tremont or West Farms or Simpson St. subway stations—to Elliott Ave. or Eastern Boulevard will take you within 4 minutes' walk of the property. DON'T MISS THIS SPLENDID OPPORTUNITY. Maps and further particulars may be had on application to PARISH, FISHER & CO., 149 Broadway, New York.

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Jerome Avenue, Gun Hill Road, Van Cortlandt Park South, Gates Place, Mosholu Parkway, Knox Place, DeKalb Avenue, Kossuth Place, Steuben Avenue and E. 208th and 210th Sts. IN THE BOROUGH OF THE BRONX. Sale Tuesday, May 29, at 12 o'clock noon, Parish, Fisher & Co., Auct'rs, 149 Broadway.

PARISH, FISHER & CO. JOHN L. PARISH, Auctioneer.

will sell at Public Auction on Thursday, May 24, at Noon at the Exchange Salesroom, 14 & 16 Vesey St.,

The Choice and Valuable Property

15 mln. from Manhattan St. Subway Station. Can be had on easy monthly payments; all improvements; shade, trees apienty; sewers, water, gas and electricity aiready installed; fine streets, good walks; six, seven and eight room houses ready now, with every up to date convenience of modern building; houses built on 50 ft. x 100 ft. plot.

Write for photographs, descriptions, etc., Columbia Investment and Real Estate Co., 11th Floor, Times Building, 42d St. and Broadway, New York City. Nos. 1133 & 1135 Madison Ave. Two 5-story single flats, each 20x75, and the vacant

No. 42 East 85th St., 25x102.2 For Maps, etc., apply to PERMS EASY. PARISH, FISHER & CO., 149 Broadway.

PARISH, FISHER & CO. JOHN L. PARISH, Auctioneer.

Voluntary Partition Sale OF THE Desirable Investment Property No. 235 Mercer St. Between Bleecker & Third Sts.. A six-story and basement store and lofts Building, with all improvements. Lot 25x 100, and All Rented.

Thursday, May 24th, at noon. at the Exchange Salesroom, 14 & 16 Vesey St. ON EASY TERMS.
PARISH. FISHER & CO., 149 B'way.

the dwelling at No. 667 West End avenue.

The Staten Island Suburban Homes Company has been organized by clients of the Couzzo & Gagliano Company to operate in Staten Island real estate. It will develop large traces of land and build up to date one and two family dwellings.

The Lewis H. May Company has sold for William H. Heller his residence in Wavecrest avenue, Arverne, L. I., to Isaac Regensburg, of the firm of E. Regensburg & Sons, who will make extensive alterations and occupy it.

W. I. Nichols, dealer in automobiles and carriages, has secured a long lease of the eight story warehouse, which is to be erected at Nos. 244 to 250 West Forty-ninth street, on plot 80x2, adjoining the corner of Eighth avenue. The property is owned by Edmund C. Coffin. The building is to cost \$200,000, according to the estimate of the architects, Hill & Stout.

Plans have been filed with Building Super-Banner Auction Sale of 1906. GEORGE W. BARD, AUCTIONEER. GEORGE W. BARD, AUCTIONEER.
Monday, May 28th, at 12 o'clock noon,
At the Bronx Real Estate Auction Rooms,
634 East 149th Street, Corner Third Avenue.
Lots are all staked; signs on premises.
Ready for selection. Representatives on the

Saturday, May 19th and Sunday, May 20th. during the afternoon, with diagrams and par-ticulars. PROPERTY 235 Mercer at. at auction May 24.
PARISH, FISHER & CO., 149 Broadway. 5-STORY flats, 1183-1185 Madison av., at auction May 24. PARISH, FISHER & CO., 149 Broadway. 366 SPLENDIDLY situated Bronx lots at auction May 29. PARISH, FISHER & CO., 149 Broadway. 336 CHOICE Bronx lots at auction May 22. PARISH, FISHER & CO., 149 Broadway.

127th street. It is to be 75 feet front and 73 feet deep, with a façade of brick with trimmings of limestone and terra cotta, and will cost \$100,000. L. A. Goldstone is the architect.

Plans have also been filed for a five story residence to be built for Miss C. L. Frelinghusen at No. 113 East Sixty-fifth street. It will be 20 feet front and 72.8 feet deep and will have a Colonial facade of brick with terra cotta trimmings and having balcony windows at the second story. It is to cost \$25,000, according to the estimate of the four story and basement residence of Mrs. F. R. Halsey at No. 21 West Fifty-second street. A two story and basement extension is to be added and a new high stoop entrance with a portico built. The improvements are to cost \$20,000, according to the estimate of the architect, Alfred Burrelle. The four story apartment house and store at No. 28 West Fourteenth street, owned by Walter E. Gaynor, executor, is to be made over into a store building for Robert Taaylor, as lessee at a cost of \$4,000, according to the estimate of Palruer & Ogden, the architects.

The Manhattan new building plans filed yesterway include a ten story loft building to be erected on Fifty-second street east of Eleventh avenue for P. H. McNulty at a cost of \$100,000, and two six story flats for Abraham Shatz on 137th street, east of Lenox avenue, to cost \$90,000, and a two story stable for T. W. Shaunon at 112 East Ninety-first street to cost \$15,000.

The Bronx plans comprise five two story dwellings to be built for the Gleason Reaty Company on 172d street south of Gleason avenue at a cost of \$55,000; five two story dwellings for A. Arnold on Topping avenue, south of 175th street to cost \$15,000.

The Bronx plans comprise five two story dwellings to be built for the Gleason Reaty Company on 172d street south of Gleason Avenue at a cost of \$20,000; a three story fat on Eismere place west of Marminon avenue, for William C. Bergen, \$15,000; a two story stable, \$3,200, and three two story dwellings to cost respectively \$6,800, Greely Company; No. 593 Eighth avenue, southwest corner of Thirty-ninth street, store and basement for H. M. Greenberg to B. H. Kaufman, the hatter; the five story building, northeast corner of Cortlandt and Greenwich streets for a term of years to Frank Melville, Jr.; for Mr. Frederick Zobel in the new building No. 114 East Twenty-eighth street, the top floor to M. Wilkenson and the fourth floor to M. Corcoran; the third floor in the building No. 9 East Thirtieth street to Miss Susan Dare; the second floor in No. 110 West Fortieth street for Charles C. Bull, agent, to the Cooper, Kendis & Paley Music Publishing Company; the four story brownstone dwelling No. 39 West Thirty-ninth street to Dr. Norman H. Lewis; the four story and basement brownstone dwelling No. 22 West Seventeenth street for Randolph (fuggenheimer to Mary A. Fitzpatrick, the four story and basement brownstone dwelling at No. 118 East Eighteenth street to Mary A. Tierney; No. 139 West Forty-third street, four story and basement brownstone dwelling, to Mrs. Detterding.

Yesterday's Auction Sales.

Yesterday's Auction Sales.

[At No. 14 Vesey Street.]

BY BRYAN L. RENNELLY.

Thirty fifth street. No. 248, south side, 275
feet east of Eighth avenue, 25849. three
story front and rear tenements; to J.
Conway.

Twenty-fourth street. Nos. 148 and 159,
south side, 175 feet east of Seventh avenue,
50898.9; two five story tenements, with
stores; to Alfred M. Rau.
124th Street, Nos. 813 and 133, northwest corner of Lexington avenue, 40x67.6xirregular
x100.11, three and four story frame buildings; to Morris B. Baer
Seventy fourth street, No. 55, north side,
140 feet east of Columbus avenue, 20x
102.2, four story stone front dwelling;
executor's sale; to a client of Slawson
& Hobbs.

Styp initis street, No. 68, south side, 120
feet east of Columbus avenue, 20x100.5,
four story dwelling; executor's sale; Louis feet east of Columbus avenue, 20x100.5, four story dwelling; executor's sale; Louis Cohen.
Eleventh street, No. 58, south side, 252.4 feet east of University place, 21.2x94.9; eight story store and loft building; to John McCauley.

CITY REAL ESTATE! BOROUGH OF BROOKLYN. FOR SALE.

DYKER HEIGHTS OVERLOOKING LOWER BAY.

\$5,000 to \$9,000. WALTER L. JOHNSON, SOTH ST. & 13TH AV.. BROOKLYN. TAKE FIFTHAV. BAY RIDGE L.

FOR SALE CHEAP to quick buyer, No. 2071-2073 Nos trand av.. between Avs. F. and G. a 3 story frame building, 4 apartments above store; stable (4 stalls) and carriage house in rear; lot 40x100; house 32x50; stable 40x25. For price and terms J. L. E. SCHUELER, 47 JACKSON AV., LONG ISLAND CITY. TEL. 1874 GREENPOINT. BROKERS PROTECTED.

"Ackerson Houses" Fiske Terrace, Flatbush. Detached Dwellings, \$9,100 to \$15,000, T. B. ACKERSON COMPANY,

BARGAINS in houses and lots, near Kings Highway; single houses from \$4,500 up; 2 family houses, \$7,000 up; 2 family houses to rent; also bargains in lots; 35 minutes from N. V. City Hail, Brighton Beach Line, Kings Highway Station.

L. H. KREYER,

Kings Highway and East 12th st.,

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**New Apartment Houses** Three story double brick and stone, 27x85x100; steam heat and hot water; handsomely decorated; all light rooms: the best ever built showing large come; 18 minutes to New York.

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cors., price. Houses and lots of every description. Apply MURTHA, 26 Court st., Brooklyn. Garneld Build-ing, 4th floor, room 69; tel. 1181 Main. \$13.500—Bedford section. Finest 14 room stone dwelling in Brooklyn. Appointment perfect. Every modern improvement, immediate posses-LOUIS I. GRIMES. Nostrand & Fulton. HOUSE AND BARN, \$4,000. Fine cottage, Flatbush section, one block to cars; excellent grounds; plot 100x125; must sell. GILES, 1628 Flatbush av., Brooklyn. NEW 2 family house, 57th st., near 6th av.; decorated; \$6,500; easy terms. MACGILLIVRAY, \$117th av., Brooklyn. 5 FINE city lots, including corner, in a beautiful section of Flatbush. BRITTON, 1484 Flatbush av.

FLATBUSH lots Ocean av. and Avenue T. NEW YORK & FLATBUSH REALTY CO., 178 Remsen st., Brooklyn. MONEY to Loan 1st Mortgage Real Estate, 414% reasonable charge, 5%. McMAHON, 188 Montague St., Brooklyn. FOR SALE—Bargain; 570 East 23d St., Flatbush; 10 coms; all improvements; worth \$11,000; price, \$8,500. ELEGANT two family brick houses 67th st., bet 2d & 3d avs. H. TOOTHE, 242 67th st., Brooklyn.

BEST lot investment on the market; investigate. WYCKOFF PARK REALTY CO., 19 Park row. BY JOSEPH P. DAY.

149th street. Nos. 680 to 686, south side, block front between Third and Bergen avenues, fronting 204.2 feet on street, 17.3 on Third avenue, 98.7 on Bergen avenue and 24.11 on Willis avenue; lease-hold; two story brick office and store huilding; Fleischman Construction Co. vs. W. P. Martin et al.; amount due \$103,510; to the plaintiff.

Thirty-first street, No. 448, south side, 191.8 feet cast of Tenth avenue, 16.8x102,8x16.8x 104.3, four story brick tenement; H. C. Grube vs. G. E. Herrel et al.; partition; to the Castle Realty Co. Montgomery street, No. 69, east side, 28 feet north of Cherry street, 20261, three story frame tenement and stores and three story brick tenement on rear; Martha Crowley vs. F. D. Crowley et al.; partition; to Osa & Edelstein.

15ist street, Nos. 657 and 699, north side, 20 feet east of Meirose avenue, 50x114.4x irregular, two three story frame dwellings; Anna Seitz vs. Magdalena Messerschmitt et al.; taxes, etc. \$60; partition; to the defendant.

You who are investors and homeseekers look everywhere in Greater New York, then visit the properties which we are selling which are right, when the developments are right, when your profit is in eight, right when there is any evidence for a big profit for every dollar you lay down on a fat.

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100 Shore Villa Plots

MANHASSET POINT

The handsome country estate of Frederick W. Wright is being divided into about 100 VILLA PLOTS. This estate is situated on Manhasset Bay, directly north from Manhasset Station, with a commanding water view for miles around, and with about 2,000 feet of shore front. The bathing is fine. The beach is of hard white sand, the water clear and clean, and from 3 to 7 feet in depth at low tide.

The estate abounds in large and beautiful trees from different parts of the world, planted many years ago; some of them over one hundred years old.

The installment lot plan will be avoided; the property will be MIGHLY RESTRICTED, meeting the requirements in every particular of high-class shore villa plots.

Contract has been made with Mr. John Thomas Withers, the widely known landscape architect and forester, to lay out an artistic plan for plotting the property along most beautiful lines with park effects, and a map will be ready by June 1st. Meanwhile, applications for plots will be received and recorded. Due notice will be given when the property is ready for the market, and choice of plots will be made under reservation in numerical order. The property may be inspected by special appointment with either of the undersigned,

Property Development Co., Taylor-Storm Realty Co., 149 Broadway. II East 42d Street.



## A Home Park on Manhasset Bay.

Magnificent views, handsome winding roads; large building plots. A home for a gentleman. 36 minutes from N. Y. to-day, 25 minutes soon. Sites for 14 houses to be built immediately, and costing \$5,000 to \$15,000. were sold before the property was on the market. Entire shore front reserved for residents of the Park. Boating, Bathing and Fishing. Plots \$600 to \$4,000. A real home. A real investment. Call or write for booklet.

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You find it in the Atmosphere It is an epidemic Everywhere Investing in Long Island Land The investment is safe—the earth is soild. If you buy now (to-day) you can make a few hundred.

\$5 Down Will not break any one. \$5 Down You throw it away.

\$118 A \$5 Down \$288 A \$5 Down this

\$488 A \$10 Down \$588 Lot \$10 Down Down

Special Sale Days every day this week, including Sunday.
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Rockaway LOTS \$700. TERMS EASY.
Apply ROCKAWAY PARK IMP. CO., 192 Broad way.
See Next Sunday's Edition.

MASSAPEQUA LOTS, \$240 each ten days. Queens Land & Title Co., Times Building, 42d st., New York.

ALMATA MARKET

Two 15-room Cottages, Cutchogue Harbor...\$100.00
One 6-room Cottage, Cutchogue Harbor... 125.00
One 11-room Cottage, Mattituck Harbor... 275.00
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26 Acres shore front Indian Neck... 900,001
F. R. FLEET, 125 Myrtle av. Brooklyn, N. Y.

FURNISHED COTTAGES to rent, \$300 to \$500; modern improvements; ocean and bay; bathing and sailing; beautiful drives through forest and country desirable farms and water fronts for sale. J. E. JENNINGS, Water Mill. L. I.

FRONTING on the Ocean, Far Rockaway, furnished cottage, 13 large rooms; water, gas, electric lights, telephone; open fireplaces; gas logs, &c. nice lawns; surf bathing on premises; also all other cottages remaining unrented. WATKIN W. JONES, opposite post office, Far Rockaway.

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